

Board of Architectural Review

DATE: August 28, 2015
TO: Board of Architectural Review Chair and Members
THROUGH: Brooke Hardin, AICP, Community Development & Planning Director *BH*
FROM: Kelly O'Brien, AICP, BAR Liaison *KO*
SUBJECT: **Northern Virginia Autobody Façade Modifications**

ATTACHMENTS: 1. Relevant Code Sections
2. Site Photos
3. Color samples
4. Staff Proposal Renderings

Nature of Request

1. Case Number: 15080018
2. Address: 3164 Campbell Drive
3. Request: Approval for building façade modifications
4. Applicant: NoVA Autobody
5. Applicant's Representative: Trish McMaugh
6. Zoning: I-2, Industrial District; HCOD Highway Corridor Overlay District

Staff Comments

Proposal and Background:

The subject building is located on two lots for a total of 0.38 acres on Campbell Drive northwest of Fairfax Circle. The site and surrounding properties are zoned I-2 Industrial. The future location of the Lamb Center is north of the site; Fairfax Imports and Body Shop is located to the west; and a landscape irrigation & lighting business is located to the south. The subject property is part of the overall operations of NoVA Autobody which also has properties across the street fronting on Campbell and the next street over, Roanoke.

Approximately in May 2015, the applicant painted the front façade without BAR approval in colors similar to those approved for the other properties. The applicant is requesting approval of the painted façade.

Analysis:

The building facade prior to the recent painting incorporated a field of beige and tan brick. The applicant stated that he tried to match the colors of the other buildings. While the top band of darker orange is similar to one of the colors approved for 3159 Campbell Dr and 3160 Roanoke St, the lighter

orange identified as “Orange Cantaloupe” is not a shade that was approved or even reviewed by the Board for either project.

The Community Appearance Plan (page 51) states:

Colors for use on buildings and signs should be selected for their compatibility with the natural features and existing development found in and adjacent to the corridors. Conversely, colors intended to attract attention detract from efforts to improve the appearance of the streetscape, and should be used sparingly, perhaps as accent colors. New development and redevelopment seeking to "make a statement" should do so through high quality signage, site amenities and superior architecture, and not through the Superficial (and largely ineffective) use of loud or inappropriate colors.

The darker orange color referred to as “Brick” for the 3159 Campbell Dr approval was permitted as an accent which was balanced with the use of lighter beige colors. The lighter orange base with dark orange top is not an appropriate color scheme per the CAP. Staff recommends painting the bottom portion “Farmer’s Almanac Cream” which is the color sample color that was used on 3160 Roanoke St.

RECOMMENDATIONS

Staff recommends that the application be approved with the following conditions:

1. The areas currently painted the “Orange Cantaloupe” shall be painted Glidden “Farmer’s Almanac Cream”.
2. If “Farmer’s Almanac Cream” is unavailable, the applicant shall present an alternative color for staff approval that closely matches the color prior to painting the building.

ATTACHMENT #1

Relevant Regulations

Sec. 110-1071. Designation of districts.

(a) The architectural control overlay district is hereby designated as all land in the city which is located outside an historic district and zoned for other than single-family detached residences. In addition, any lot, parcel or area of land within any area zoned for single-family detached residences outside an historic district which is used for other than single-family detached residences or which is the subject of an application for a special use permit or building permit involving any such other use shall be part of the architectural control overlay district. The provisions of this article shall not apply to single-family attached residences after such residences have been initially erected.

Sec. 110-1072. Approval required for improvements.

(a) No structure or improvement located on any land within the architectural control overlay district, including significant landscape features appurtenant to such structure or improvement, shall be erected, reconstructed, altered or restored until the plans for the exterior architectural features and landscaping have been approved by the board of architectural review or the city council in accordance with the provisions of article XIX of this chapter. Plans for signs appurtenant to new and renovated shopping centers, and as otherwise provided for multi-tenant commercial buildings in subsection 110-180(b) shall also be subject to board of architectural review or the city council approval. The board of architectural review shall confine its review and approval to only those features which are subject to view from a public street, way or place. The provisions of this article shall not apply to regular maintenance of a structure, improvement or site; however, an exterior color change of a structure, or substantial portion thereof, shall be deemed an alteration and not regular maintenance.

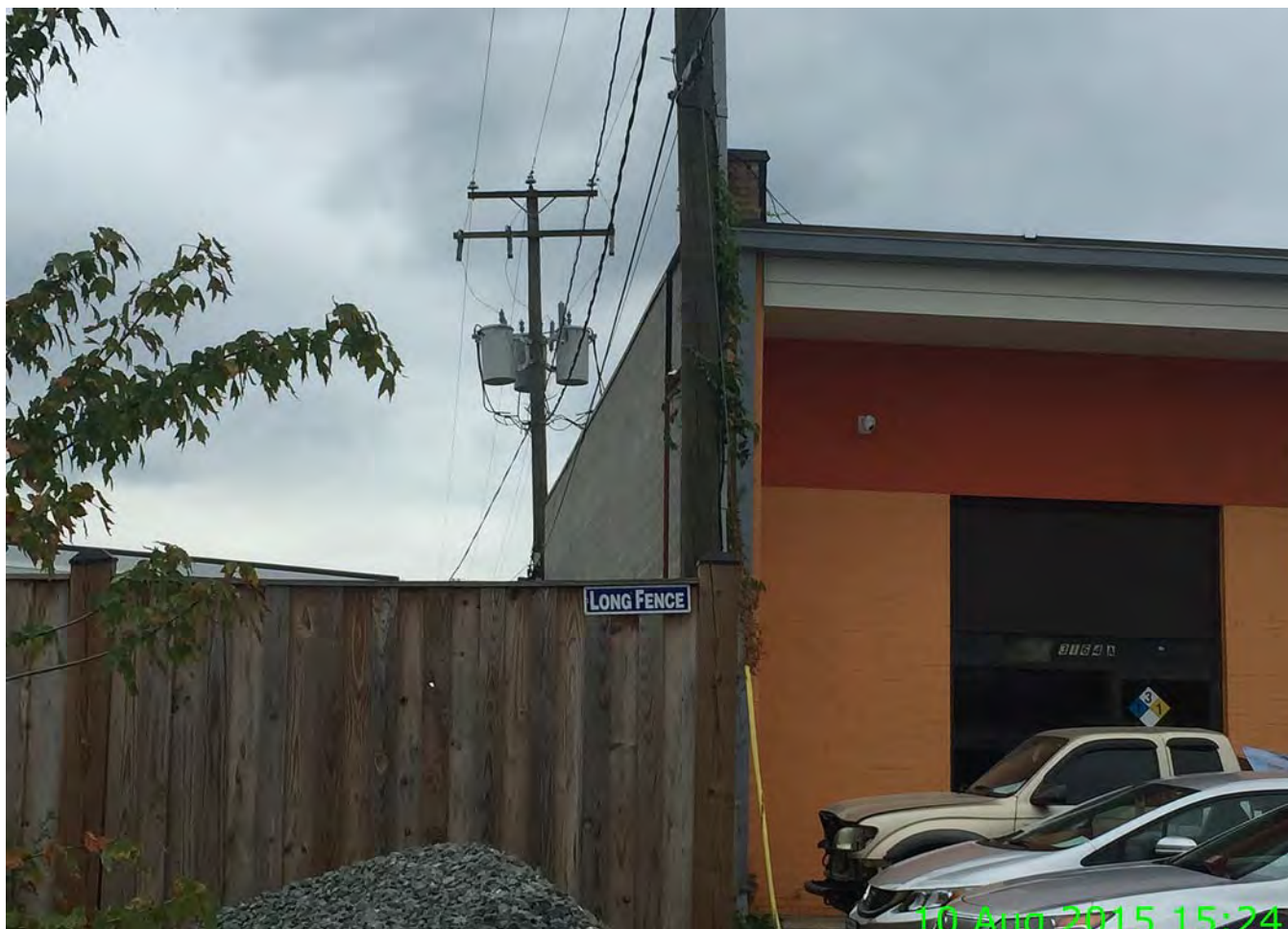
Sec. 110-915. Powers and duties.

The board of architectural review shall have the following powers and duties:

(2) To review and decide any application requesting approval for exterior architectural features of any structure, improvement or significant landscape feature associated with such structure or improvement to be erected, reconstructed or substantially altered in an architectural control district.

ATTACHMENT #2: SITE PHOTOS







RECEIVED

AUG 06 2015

Community Dev & Planning

COLORS SUBMITTED
FOR 3164 CAMPBELL



COLORS SUBMITTED
FOR 3160 ROANOKE



ATTACHMENT #3:
COLOR SAMPLES

The image displays three horizontal rectangular color swatches stacked vertically. The top swatch is a dark, textured red. The middle swatch is a tan or light brown color with a similar texture. The bottom swatch is white with a fine, pebbled texture. Centered on the white swatch is the text 'COLORS APPROVED BY BAR FOR 3159 CAMPBELL' in a bold, black, sans-serif font.

COLORS APPROVED BY BAR FOR 3159 CAMPBELL

**ATTACHMENT #4:
STAFF PROPOSED RENDERINGS**

